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# BOX HILL FARMS

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A GREAT ESTATE AT ROUSE HILL.  
OWNED BY THE TERRY'S FOR OVER 100 YEARS



*Subdivided at Last*







# The Box Hill Farms Rouse Hill

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Free Motor 'Buses  
from Parramatta,  
Baulkham Hills and  
Riverstone Station  
on day of Sale.



Bottle Tree, 100 years old, in Garden of Box Hill Homestead.

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Unlocked at last  
after being held,  
occupied and  
continuously im-  
proved by four  
generations of  
Terrys for over  
a century.

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## BIG AUCTION SALE of about 170 of the Choicest of Farms and Farmlets in the County of Cumberland on

Saturday, 24th May, 1919, at 2.30 p.m., on the Ground, by . . .

Henry F. Halloran & Co., Auctioneers, &c., 82 Pitt Street, Sydney

To meet the convenience of intending purchasers who may desire to inspect before the Auction, a conveyance will be at Riverstone Station to meet the train leaving Sydney at 8.55 a.m. on any day by appointment

Solicitor to the Estate: J. W. S. LUCAS, Pitt and Spring Streets, Sydney  
HENRY F. HALLORAN & CO., Agents for Box Hill Farms, 82 Pitt Street, Sydney





Box Hill Homestead and Garden on the Hill.

THE Subdivision of a large Estate of such high merit as BOX HILL, and the fact of its being made available for public competition, is an event of no small importance in the Real Estate World.

Box Hill was acquired by Samuel Terry (the great grandfather of the present holder) before the battle of Waterloo (over a hundred years ago). From him it descended to his son, John Terry, then again to Samuel Henry Terry, and lastly

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Agents for Box Hill Farms,  
82 PITT STREET, SYDNEY.





**Water conserved in Homestead Block.**

Box Hill Estate abounds in good sites for water conservation and has an ample and reliable rainfall.

to the present holder, G. A. Terry, thus having been continuously held by four generations. But it is in the nature of great development that changes must come, and with them great opportunities, such as are now offered by this sale to those who desire to acquire a farm or farmlet of first class land near the flourishing metropolis of Sydney.

(See full particulars of the Easy Terms on page 10).

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Agents for Box Hill Farms,

82 PITT STREET, SYDNEY.





View across part of Box Hill Estate from the Homestead Hill.

Terry Road runs right across the picture between fences. Gently undulating well drained grassy slopes and meadow land.

**R**OUSE HILL Public School is only about 300 yards from the Box Hill Estate. The Police Station a few yards further. Post and Telegraph Office, and Telephone Exchange are only 8 to 10 minutes' walk. Butcher, baker, greengrocer, if required, call three times a week. Doctor available at Riverstone, about 2 miles away, but he is not likely to be much required at such a healthy place as Box Hill.

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Front of Homestead Block, also taken from the Hill.

There are excellent hard main roads in all directions from Box Hill:—To Riverstone Railway Station, 2 miles; to the well-known town of Windsor, 6 miles; to the flourishing and fast progressing city of Parramatta, 13 miles; to the Castle Hill tram terminus, 7 miles. As the crow flies it is  $10\frac{1}{2}$  miles from Hornsby and  $6\frac{1}{4}$  miles from Dural.

All the new roads and streets through Box Hill Estate are being formed by the Vendors in accordance with the requirements of the Baulkham Hills Shire Council.

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82 PITT STREET, SYDNEY.



# BOX HILL FARMS

## ROUSE HILL

**ON THE MAIN ROAD**

13 miles from Parramatta and 6 miles from Windsor

**HANDY TO RIVERSTONE RAILWAY STATION**

and only 7 miles from Castle Hill Tram Terminus

Box Hill is a remarkably fine Estate of high quality land picked out in the early days and owned, occupied and improved by the Terry family for over a hundred years, but unlocked and made available at last.

Solicitor to the Estate  
**J. W. S. LUCAS**  
Att. & Spring St. Sydney

A beautiful booklet, containing many photographs  
fully illustrating the Estate free on  
application.

Free Motor Busses from Parramatta  
Boulton Hills & Riverstone by ticket  
only obtainable from Auctioneers

For Public Auction on the Ground  
**SAT. 24<sup>TH</sup> MAY 1919 at 2.30 p.m.**

**HENRY F. HALLORAN & CO.**

Auctioneers &c. 82 Pitt St. Sydney.

**TORRENS TITLE**

### TERMS

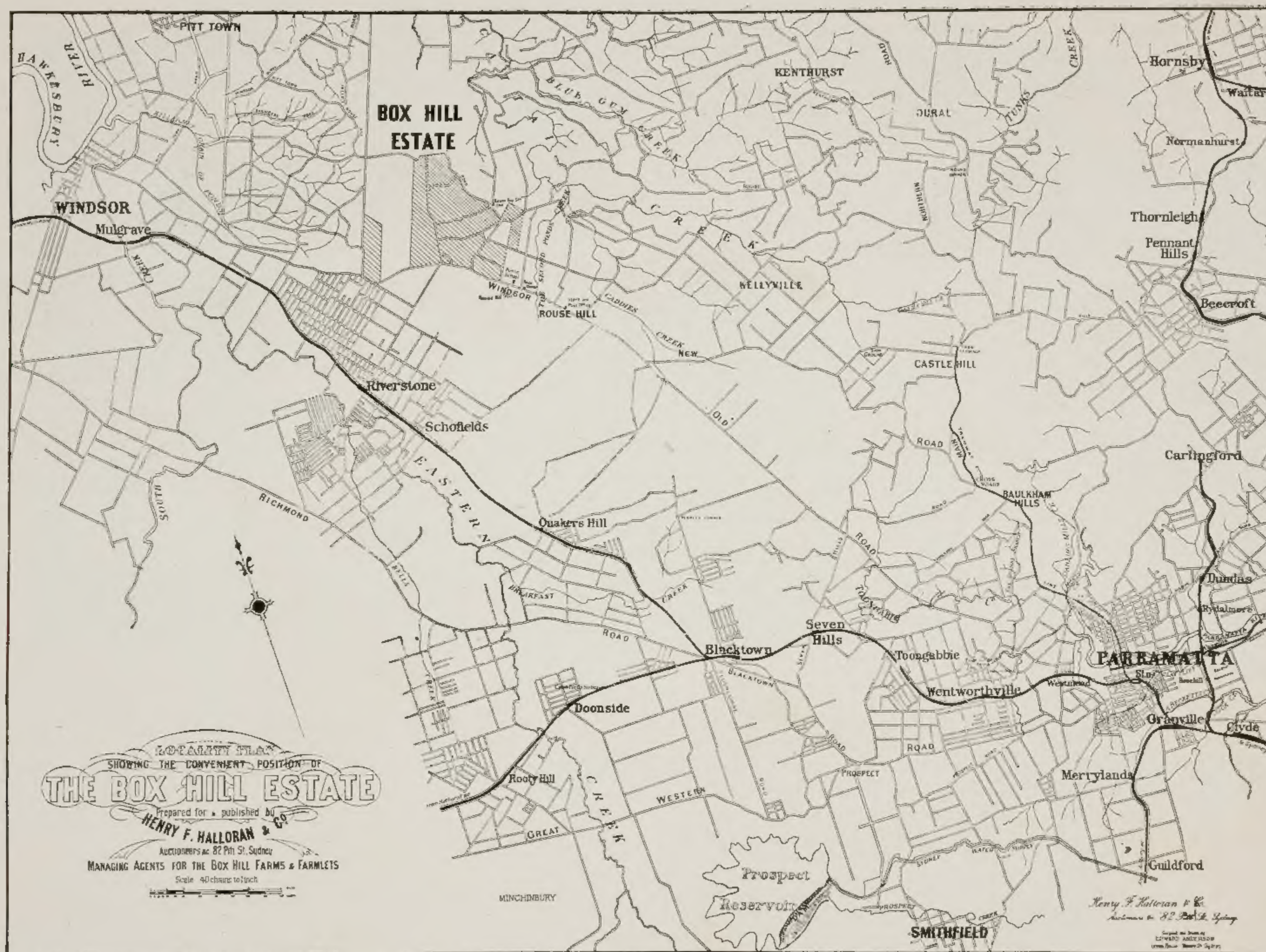
£2 deposit, 5/- per month for each £20  
of purchase money  
interest 5 per cent per annum charged on  
Quarterly balances only  
Right to pay off at any time  
Immediate possession on payment of deposit



For LOCALITY PLAN see other side

This Map is subject in all respects to Plans deposited in Land Sales Office Sydney





To show the Exact Location of Box Hill this valuable Plan has been specially compiled and drawn to scale, taking in the whole of the surrounding districts and well-known towns. The above is a very small reduction from the large scale Plan, but a copy of the latter may be obtained free on application to the Auctioneers.





**Mr. Terry's Jersey Milkers on Box Hill Estate.**

Box Hill Estate includes a good proportion of fine dairying land.

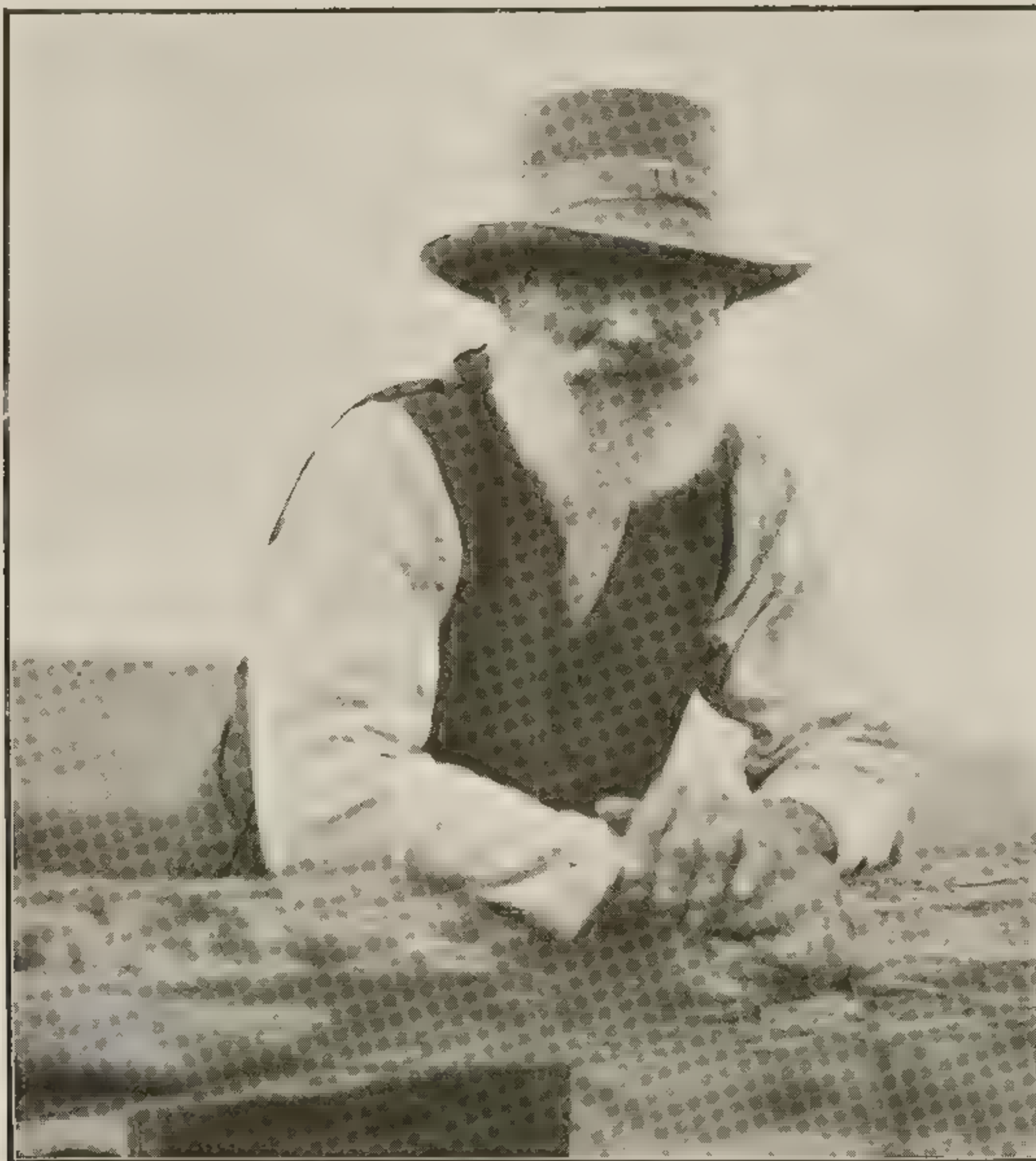
**A**SK the Lucky Tenants who have lived on this beautiful property for scores of years what they think of Box Hill Farms and Farmlets. Ask these good and experienced folk who have proved the pudding by eating it.

Then you will get busy, for although there are about 170 Farms to choose from they will not long remain available, because Box Hill will beat all previous records, especially on the tempting terms and conditions that are offered.

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Mr. James Hynds (senr.). Age nearly 80 years.

Born on Box Hill Estate and lived there all his life. Farmed on the Estate as a boy and still does so.

His father, the late Charles Hynds, was an old English yeoman who lived on Box Hill Estate for about 50 years and died at the ripe old age of 94.

James Hynds, Junior, eldest son of the above, not being able at the time he required it to buy a farm of his own on Box Hill Estate, acquired one adjoining Box Hill.



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View of the marsh from the tower. The tower is the tall structure in the center-left. The marsh is the flat area in the foreground. The trees are in the distance.





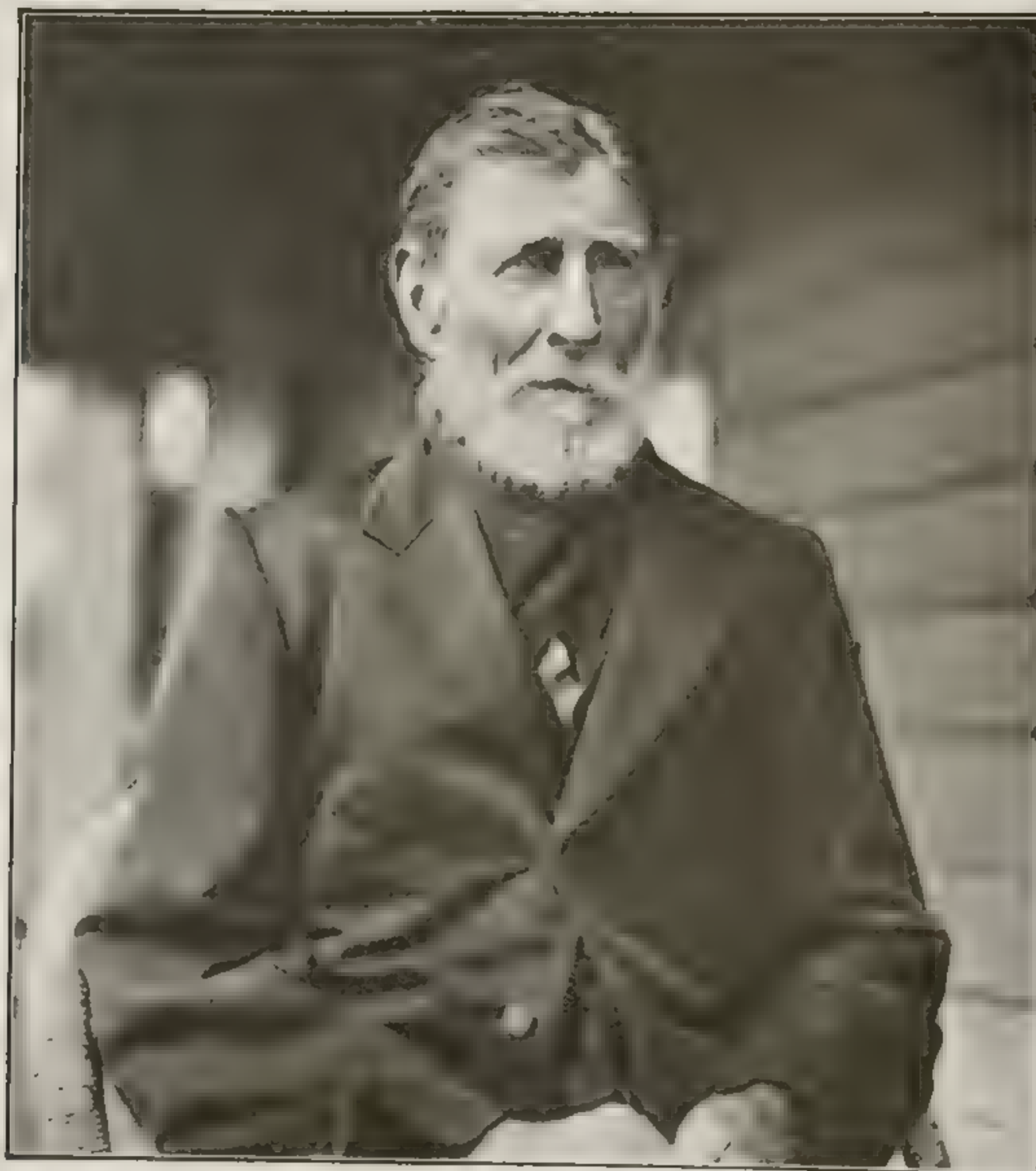
Mr. James Hynds' (senr.) Cottage on Box Hill.





The home of Mr. Robert Smith, near Box Hill.





**Mr. Robert Smith. Taken on his 84th birthday.**

A recognised authority on matters veterinary. He has lived on Box Hill practically all his life. His son was awarded a decoration at Gallipoli.





A few of Mr. Terry's sheep on Box Hill Estate.

At times he has had 5,000 there, making the land better and more productive all the time. The wool from Box Hill has always topped the market for County of Cumberland

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Agents for Box Hill Farms,  
82 PITT STREET, SYDNEY.





Messrs. A. and T. Rumery's orchard, adjoining Box Hill Estate.

There is no finer land anywhere for Citrus Fruits, which are the best paying of all fruit crops.  
Much of Box Hill Estate is virgin land.

## THE EASY TERMS OF SALE.

**T**HE Terms are most remarkably easy £2 deposit, and 5s. monthly for each £20 of purchase money. Interest at the low rate of 5 per cent. per annum charged on quarterly balances only. Right to pay off at any time. Immediate Possession on payment of deposit. Payments may be made quarterly instead of monthly if desired.

Purchasers can go right on to their blocks immediately the deposit is paid.

No residence conditions. No survey fees. No restrictions of any kind. You make your payments regularly, and the land becomes your own, otherwise you do as you please, and if you wish to sell it again at a higher figure before the payments are completed you can do so.

THE TITLE IS TORRENS.

Say a purchase amounts to £100; the deposit will be £10, and the monthly instalment, £1-5s., equal to 6s. per week, or 1s. only for every working day. For a pound a week—equal to £4-5s per month—land to the value of £340 can be purchased. Even these exceptionally liberal terms may in certain cases be modified to suit purchasers.

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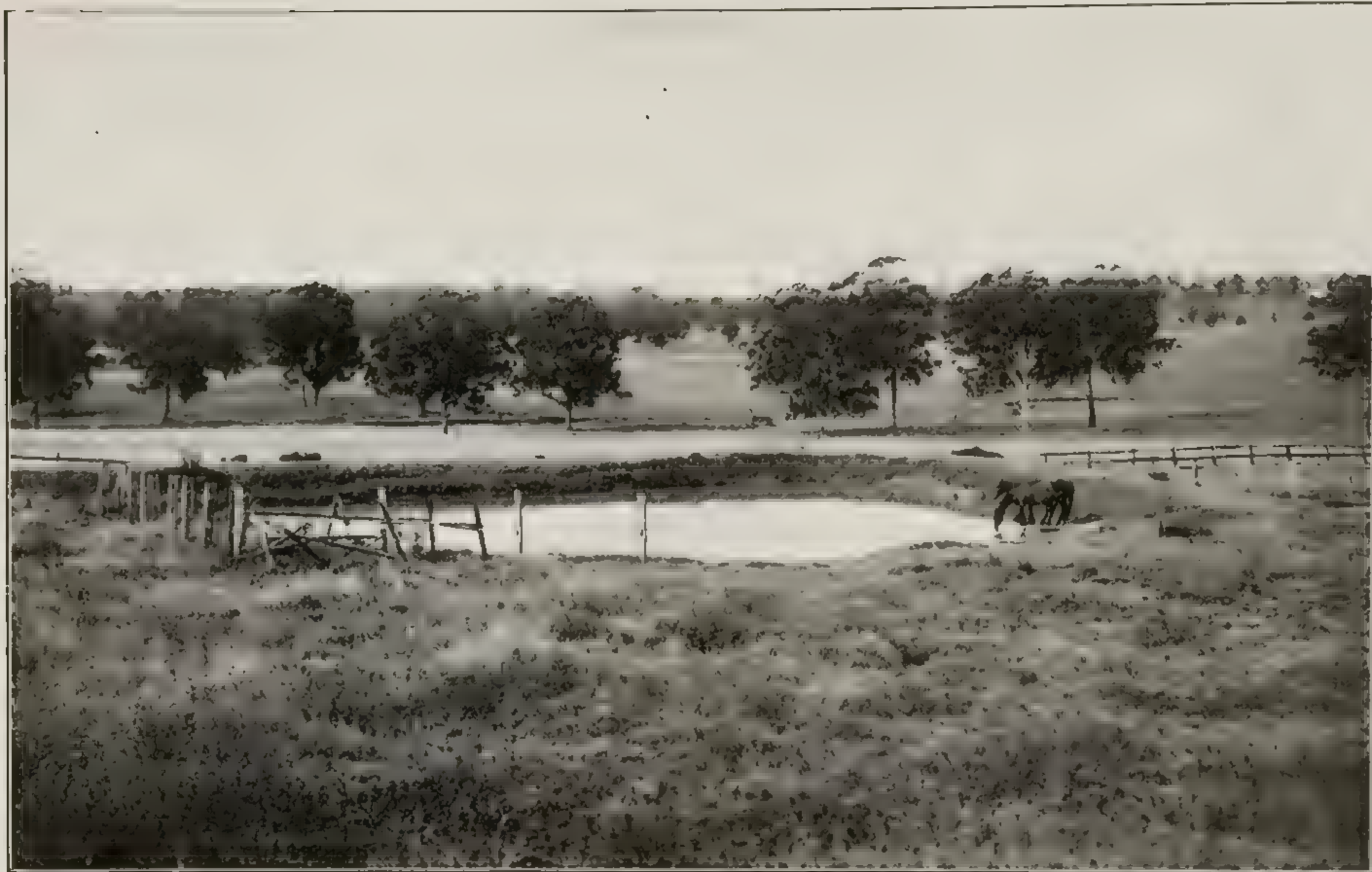
Orange Trees in Messrs. A. and T. Rumery's Citrus Orchard, adjoining Box Hill, on exactly similar land.  
The healthy condition of these trees will appeal to practical fruitgrowers and experts

**E**XCELLENT soil for Orchards and Market Gardens. A district famous for its early products. Land improved ready for immediate use. Good facilities for quick transit to market.

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Part of Box Hill Estate.

**J**UST as this fine Estate has been held and carefully preserved by the well-known Terry Family for over a century, so it is, perhaps, only once in a century that such a fine Estate is made available in subdivision, in blocks of a size to suit the rich man or the poor man, and on terms which make it extremely easy for anyone to secure a block. Read the terms on page 10

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Agents for Box Hill Farms,  
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Some of Mr. J. Hynds' ploughed land, adjoining Box Hill Estate,  
The rising land in the upper part of the picture is on Box Hill, fronting Nelson Road.

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Agents for Box Hill Farms,  
82 PITT STREET, SYDNEY.





More water—a fine supply near Terry Road.

**S**OLID incomes are being made to-day by intensive cultivation on small farms. From every point it is looked at, Box Hill provides the right sort of small farm, and is available to the City worker as well as the regular farmer.

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**HENRY F. HALLORAN & CO.,**  
Agents for Box Hill Farms,  
— 82 PITT STREET, SYDNEY. —





A small Poultry Farm on the Estate carried on by Mr. James Hynds, Senior.

A most progressive district, where many eyes are turning, and many resolutions  
being made to speedily have ownership.

**B**OX HILL was picked out as something extra special in the very early days.

Locked up for over 100 years and all the time being improved and made better and better.

At Box Hill just what is wanted can be obtained :

QUALITY—The Highest.

SIZES—Any area to suit requirements.

PRICE—Most reasonable.

TERMS—The best ever offered for such land.

SUITABILITY — For Dairying, Orchards, Market Gardens, Poultry Raising, or any combination of these.

Live cheaply, healthfully and well, Be your own Producer.

A combination of health, business and pleasure, and yet able to attend to your work in the city.

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**HENRY F. HALLORAN & CO.,**

Agents for Box Hill Farms,

82 PITT STREET, SYDNEY.





Some of Mr. Terry's Dairy Herd on Box Hill Estate.

The condition of these cows is convincing evidence of the quality of the land.

**B**OX HILL FARMS, between Parramatta and Windsor, opens the door of Country Home Conditions to City Business Men.  
 Mental rest for wives.      Open air freedom for the kiddies.      Wholesome food.

At Box Hill you can become—

Your own milkman.  
 Your own greengrocer.  
 Your own poulterer.

Your own florist.  
 Your own fruiterer.  
 And truly your own provider.

And then sell the surplus in a good market.

Here is the last word in domestic economy.  
 And the Box Hill terms and conditions will help wonderfully.

**HENRY F. HALLORAN & CO.,**  
 Agents for Box Hill Farms,  
 82 PITT STREET, SYDNEY.

Solicitor to the Estate—  
**J. W. S. LUCAS,**  
 Pitt and Spring Streets, Sydney.







# BOX HILL FARMLET



A Great Estate, picked out in the early days and held,  
occupied and continuously improved by the Terrys  
for over a Century, but now at last made available.

HENRY. F. HALLORAN & CO  
AUCTIONEERS &  
82 PITT ST SYDNEY.